

TRANSFER
TAX
PAID

WARRANTY DEED

024086

KNOW ALL MEN BY THESE PRESENTS, that David Lefebvre, a single person, of 83 College Avenue, City/Town of Waterville, County of Kennebec, State of Maine, 04901, for consideration paid, grants to Zi Rong Zou, a married person, of 71 Lincoln Avenue, City/Town of Lowell, County of Middlesex, Commonwealth of Massachusetts, 02170, with Warranty covenants.

58-91

A certain tract or parcel of land with the buildings and improvements thereon situated in Waterville, County of Kennebec, Maine, described as follows:

Beginning at an iron pin located in the east side of College Avenue, and at the northwest corner of land, now or formerly owned by Donald Rancourt; thence running northerly from the last mentioned bound and along the east side of College Avenue a distance of 45 feet to another iron pin set in the ground in the east side of College Avenue; thence running in an easterly direction from the last mentioned bound to another iron pin driven in the ground at a point which marks the west boundary of land of the Maine Central Railroad; thence running southerly from the last mentioned bound and along the westerly boundary of land of the Maine Central Railroad Company to another iron pin set in the ground at a point which marks the northeast corner of land, now or formerly owned by Donald Rancourt; thence running westerly and along the northerly boundary of land of said Donald Rancourt to the point of beginning.

Provided however, that this conveyance is made upon the following expressed conditions and covenants, all of which are hereby declared to run with the land conveyed, and to which the Grantees for themselves, their heirs and assigns, hereby consent and covenant to observe and keep that is to say, that the said Grantees, their heirs or assigns, will not use any of the above described real estate for the purpose of operating restaurant, grocery store, fruit stand or any other business direction or indirectly connected with the sale of food.

This deed is subject to all the reservations and exceptions contained in the deed from Charles F. Rancourt to the Waterville Community Center, Inc., dated December 22, 1947 recorded in the Kennebec Registry of Deeds and the Grantees herein hereby covenant and agree for themselves, their heirs and assigns to build and maintain at their sole expense along that part of the above described premises which abuts land occupied by the Maine Central Railroad Company any fence which the said Company has constructed or which may be desired or required at any time hereafter, or which any law or government authority may require to be constructed by the Grantors or the Maine Central Railroad or the Grantees, their heirs, successors or assigns. This covenant is to run with the land herein conveyed, and is to be binding upon the Grantees, their heirs and assigns forever.

WARRANTY TITLE COMPANY
40 South River Road #61
Bedford, NH 03110

(D.P.)

Meaning and intending to describe and convey the same premises as conveyed to said grantor by deed dated April 30, 1987 and recorded at Book 3145 Page 188 of the Kennebec County Registry of Deeds and by virtue of Divorce Decree dated August 9, 1995 and recorded at Book 4948 Page 4 of the Kennebec County Registry of Deeds and by Affidavit dated February 23, 1999 and recorded at Book 5890 Page 67 of the Rockingham County Registry of Deeds.

Dated this 3rd day of July, 2003.

David Lefebvre
David Lefebvre

State of Maine
County of Kennebec

Before me, this 3rd day of July, 2003,
personally appeared David Lefebvre, who acknowledged that he
executed the foregoing instrument as his voluntary act and deed.

[Signature]
Notary Public Justice of the Peace
My Commission Expires:



RECEIVED KENNEBEC SS.

2003 JUL 17 AM 10:45

ATTEST:

[Signature]
REGISTER OF DEEDS

(D.R.)